

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, May 28, 2014
1630 W. PLUM ST., AURORA, IL 60506**

Present: Henry Champen, Chairperson
Bill Powell, Vice-Chairperson
Mattie Coble, Secretary
Rey Cruz, Commissioner
Scott Voris, Commissioner
Dave Richert, Commissioner

Also Present: Keith Gregory, Executive Director
Maria Godinez, Director of Public Housing
Sue Lowe, Director of HCV
Jim Cisneros, Director of Maintenance
Lauren Avey, Executive Assistant

Absent: Carlos Guillen, Director of Special Projects

The Meeting was called to order at 4:30 p.m.

AGENDA ITEMS COVERED

- Review of Financials
- Monthly Staff Reports
- Resolutions

READING AND APPROVAL OF THE MINUTES

A motion was made by Scott Voris and seconded by Bill Powell to approve the minutes of the Regular Meeting April 23, 2014. 6 ayes, 0 nays, motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments on agenda items.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory states that the Aurora Housing Authority has experienced a good start to the new fiscal year. The Aurora Housing Authority had a net profit of \$104,971, though \$100,000 of this was received as annual capital funds for agency operations. The Public Housing Program brought in a \$142,000 net profit for the month of April, while the HCV Program brought in a net profit of \$33,730. In the coming months, the AHA should expect cuts in HCV Program funding. The AHA is prepared for these future cuts.

MONTHLY REPORTS

Keith Gregory reports that the new office building on Jericho circle will be ready for move-in shortly. Most major construction is complete, with exception to the new parking lot. The AHA is currently waiting for permits in regards to the parking lot. The AHA hopes to move in to the new office by mid-June, and host a grand opening shortly after. During the grand opening the AHA

will also be presenting new organizational changes, the new website, and the new AHA logo. The AHA has also developed new partnerships, including one with Fox Valley Credit Union.

Maria Godinez states that there are over a thousand applicants currently on the Public Housing Waiting List. There are currently 57 applicants on the Ready to House Pool. There are 231 applicants on the Section 8 Waiting List. The Public Housing Program issued 5 evictions for the month of April. There are currently 46 residents on the ROSS Program. There have been many activities at the different housing sites, including food pantry deliveries at Centennial House. At Maple Terrace there has been Bingo on Thursdays, food pantry deliveries, Bible studies on Fridays, a VNA Clinic scheduled for May 15th. Riverwork's continues to be involved with the residents at the Eastwood site.

Sue Lowe reports that there are 79 Annual Re-certifications are in progress for the month of April, while 58 are in progress. A total of 56 interim rent adjustments were completed, due to changes in household income. 4 Vouchers were reissued, and 4 move-in briefings were completed. There were a total of two families who ported out of AHA jurisdiction, while there were 7 move-ins. A total of 44 annual inspections were performed, while 36 re-inspections were completed. There were two special inspections due to 24hr Carbon Monoxide Detector Violations. The HCV Department issued 10 Terminations, and 1 unit was abated. The HCV Program currently holds a total of 815 Vouchers.

Jim Cisneros reports that the maintenance department has been preparing for REAC inspections. The inspections are scheduled for the first week of July. The maintenance department has finished it's inspection for AMP 1. The AHA has a contractor that is helping with much of the exterior maintenance. The maintenance crew recently assisted the Maple Terrace residents with their new garden. They rototilled the ground, and built flower boxes for the residents. The fire units on the second floor at the Maple Terrace site will soon be ready for city inspections. The Eastwood community center had its floors stripped and waxed, as well as the doors painted. Jim Cisneros and Emmitt Handley also received training with the City of Aurora, and Anderson Pest Control. At 950 Oakland, a scattered site, the roof was replaced. The AHA is currently seeking bids for asbestos abatement in the modernization units.

NEW BUSINESS:

There is no new business at this time.

RESOLUTION 14-08 Approval of SEMAP Certification Submittal

Resolution 14-08 was explained by Mr. Gregory. A motion was made by Scott Voris to pass resolution 14-08, the motion was seconded by Dave Richert. 6 ayes, 0 nays, motion carried.

RESOLUTION 14-09 Approval of Disposition of Properties

Resolution 14-09 was explained by Mr. Gregory. A motion was made by Dave Richert to pass resolution 14-09, the motion was seconded by Rey Cruz. 6 ayes, 0 nays, motion carried.

RESOLUTION 14-10 Approval of Settlement Agreement

Resolution 14-10 was explained by Mr. Gregory. A motion was made by Scott Voris to pass resolution 14-10, the motion was seconded by Mattie Coble. 6 ayes, 0 nays, motion carried.

RESOLUTION 14-11 Approval of Housing Opportunity Area Tax Program

Resolution 14-11 was explained by Mr. Gregory. A motion was made by Scott Voris to pass resolution 14-11, the motion was seconded by Dave Richert. 6 ayes, 0 nays, motion carried.

REDEVELOPMENT ISSUES

There is no new information at this time.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

No public comments on non-agenda items

A motion was made by Henry Champen to close the Regular Meeting May 28, 2014, and move to Executive Session. The motion was seconded by Scott Voris. 6 ayes, 0 nays, motion carried.

The Regular Board Meeting was closed, and moved to an Executive Session at 5:09 p.m.